



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Planning Commission's recommendation to approve the request of A. and O. Anagnos, et al, and Charles A. Wentland to prezone parcels at 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-040-29) (i.e. northeast corner of Kettleman Lane and Lower Sacramento Road) from GA-40, General Agriculture, to C-S, Commercial Shopping Center.

MEETING DATE: September 4, 1991

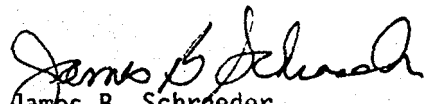
PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of A. and O. Anagnos, et al, and Charles A. Wentland to prezone parcels at 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-04020) i.e. northeast corner of Lower Sacramento Road and Kettleman Lane) from GA-40, General Agriculture to C-S, Commercial Shopping Center.

BACKGROUND INFORMATION: On June 12, 1991 when the City Council adopted the updated General Plan, the Council indicated that industrial, commercial and office projects as well as senior citizens housing developments were not subject to the 2% growth limitation. These decisions opened doors for owners of future industrial and commercial properties to **seek** annexation.

The San Joaquin County Local Agency Formation Commission has a policy of requiring a City Council to prezone an area before the City and/or property owner may request annexation. The applicants are requesting the pre zoning so that 23.84 acres (25.9 acres including public streets) of land designated for commercial on the General Plan can be annexed.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

Attachment

APPROVED: 

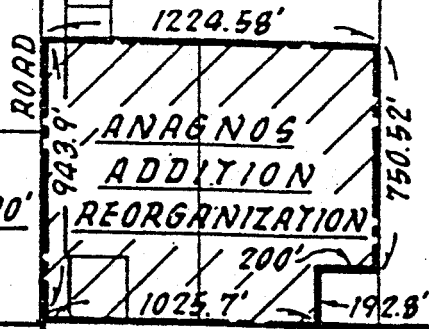
THOMAS A. PETERSON



ANAGNOS ADDITION
REORGANIZATION
25.9 ACRES



SCALE: 1"=600'



Lodi City Limits

KETTLEMAN (STATE HWY. RTE. 12) LANE

SUNWEST
PLAZA
REORGANIZATION

SACRAMENTO
ROAD

LOWER

Lodi City Limits

LOBRUGHER
ADDITN.

ORDINANCE NO. 1520

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY ~~PREZONING~~ THE PARCELS AT 801 EAST STATE ROUTE 12
(APN 027-040-30) AND 901 EAST STATE ROUTE 12 (APN 027-040)
(I.E. NORTHEAST CORNER OF KETTLEMAN LANE AND LOWER SACRAMENTO ROAD)
FROM GA-40, AGRICULTURE TO C-S, COMMERCIAL SHOPPING CENTER

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended **as follows:**

The Parcels at 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-040) (i.e. northeast corner of Kettleman Lane and Lower Sacramento Road) are hereby prezoned from GA-40, Agriculture to C-S, Commercial Shopping Center.

SECTION 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved **by** the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict ~~may~~ exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Ordinance No. 1520
Page Two

Approved this day of

David M. Hinchman
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1520 was introduced at a regular meeting of the City Council of the City of Lodi held September 4, 1991, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____ by the following vote:

Ayes : Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1520 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form



BOBBY W. McNATT
City Attorney

DECLARATION OF MAILING

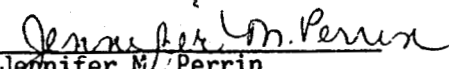
On August 22, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 22, 1991, at Lodi, California.

Alice M. Reimche
City Clerk



Jennifer M. Perrin
Deputy City Clerk

DEC/01
TXTA. FRM



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: September 4, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

September 4, 1991

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) Recommended approval of the requests of A. and O. Anagnos, et al and Charles A. Wentland to prezone the parcels at 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-040) (i.e. northeast corner of Kettleman Lane and Lower Sacramento Road) from GA-40, Agriculture to C-S, Commercial Shopping Center.
- b) Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: August 21, 1991

Approved as to form:

Bobby W. McNatt
City Attorney

EANAGNOS

PUBLIC HEARING LIST

MAILING LIST FOR:			FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-024	Roman Catholic Bishop Shuckton	218 S School St	Lodi CA	95240
-030	A + O Anagnos, et al	801 E St. Rte Hwy 12	Lodi CA	95242
-12	Antonio + M Valentine	22 Powers Ave	San Francisco	94110
-11	Phyllis J Vavianos	15288 N Lwr Sacramento Rd	Lodi CA	95242
-10	Toni + Terry Kirin Tr	15312 N Lwr Sacramento Rd	Lodi CA	95242
-65	Ronald D Dunscombe et al c/o	Marjorie Hillier, 412 Evans Vista	Modesto CA	95354
-66	Phyllis Dunscombe Life Estate	1105 E Hwy 12	Lodi CA	95242
-14	Manuel A + Jane Hughes	1081 E Hwy 12	Lodi CA	95242
-16	Gordon B Roget Trs	Box 286	Ashley ND	58413
-17	Lodi First Nazarene Church	1207 E Hwy 12	Lodi CA	95242
-050-14	Daryl + O Geweke Trs	PO Box 1210	Lodi CA	95241
-23	"	"	"	"
056-030-02	Carolyn Hines Reichmuth	1358 Midvale Rd	Lodi CA	95242
-140-01	Ultramat Inc	525 W. Third St.	Klanford CA	93330
-30	Lodi Plaza PTP	1640 San Vicente CA	Los Angeles	90049
-27	Wal Mart Stores Inc, Michael N	Box 701 S Walton Blvd	Bentonville AR	72716
-29	Lodi Plaza Ltd PTP	1640 San Vicente	Los Angeles	90049
-38	Lodi Plaza Ltd PTP #202	" " "	"	"
027-040-32	Melvin D. + E.A. Helmle	1313 E Hwy 12	Lodi	95242
-63	"	"	"	"
-64	F.C.F. Development Assoc PTP et al	120 N Pleasant Ave.	"	95240
031-040-19	Shizuye Tsutaka et al	1671 E Hwy 12	"	95242
-18	Woodbridge Irrigation Dist			
-20	Shizuye			
-10	Mazda M. + H. Hardini	2415 W. Vine St #100	Lodi	95242
-11	Fred + L. Vankee	15287 N Bezug Ln.	"	"
-12	Fred M Calosso	15241	"	"
-13	John M. + MM Battaglia	15213	"	"
-14	Amington R. + E Rafael	15191	"	"
-16	John + AV Bezug	1701 E Hwy 12	"	"
-09	Oko Nakamura	2985 Northwood Dr.	Alameda CA	94501
-08	Gloria H Berry et al	1849 E Hwy 12	Lodi CA	95242
-07	D + B Kettleman Partners Ltd	1420 S. Mills Ave.	"	"
-15	Joe R. + B Battaglia	P.O. Box 47	Lodi	95241



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider the Planning Commission's recommendation to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of A. and O. Anagnos, et al, and Charles A. Wentland to prezone parcels at 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-040-29) (i.e. northeast corner of Kettleman Lane and Lower Sacramento Road) from GA-40, General Agriculture, to C-S, Commercial Shopping Center.

MEETING DATE: September 4, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a public hearing to consider the Planning Commission's recommendation to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of A. and O. Anagnos, et al, and Charles A. Wentland to prezone parcels at 801 East State Route 12 (APN 027-04C-30) and 901 East State Route 12 (APN 027-040-29) (i.e. northeast corner of Kettleman Lane and Lower Sacramento Road) from GA-40, General Agriculture, to C-S, Commercial Shopping Center.

FUNDING: None required.

James B. Schroeder
Community Development Director

JBS/cg

Attachment

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

